

**Amended Written Description  
JTB & Hodges NWQ PUD**

**September 15, 2020**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 167735-0055, 167735-0065
- B. Current Land Use Designation: CGC
- C. Current Zoning District: PUD
- D. Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Hodges Blvd. Development Group, Inc. and Kernan R. Hodges, as Trustee of the George H. Hodges, Jr. Trust (the “Applicant”) proposes to rezone approximately 48.53 acres of property located at the northwest quadrant of J. Turner Butler Boulevard and Hodges Boulevard from Planned Unit Development (“PUD”) to PUD. The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a pedestrian-friendly mixed-use development, which may include a mix of institutional, office, retail and commercial uses. The PUD allows for a diversity of uses and building types to be developed in a manner that is internally consistent, compatible with external uses and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan which is attached as **Exhibit “E”** to this application.

The Property is designated as Community General Commercial (“CGC”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Suburban Development Area. The PUD shall be developed consistent with the applicable CGC – Suburban Area land use category of the 2030 Comprehensive Plan.

**III. SITE SPECIFICS**

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	AGR-III	AGR	JTB & Open space
East	CGC	PUD	Mixed use
North	RPI	PUD	Office Park
West	MDR	PUD	Single-family

**IV. PERMITTED USES**

- A. **Maximum Densities/Intensities**

Consistent with the provisions of the Future Land Use Element of the 2030 Comprehensive Plan, the density/intensity shall be limited by the policies governing CGC Suburban Area uses.

**B. PUD Conceptual Site Plan and Parcels**

The PUD Conceptual Site Plan dated September 9, 2019, is attached hereto as **Exhibit “E”**. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, configuration and boundaries as shown on the PUD Conceptual Site Plan may be modified as an administrative modification to the PUD, subject to the review and approval of the Planning and Development Department.

The uses described in Sections IV.C., IV.D. and IV.E. below, shall be permitted uses in the parcels as follows:

In Parcel A as shown on the PUD Conceptual Site Plan, Institutional and Commercial uses and related amenities, as described in Sections IV.C, IV.D and IV.E. below, shall be permitted. These uses may include uses which are integrated horizontally and vertically, and also may include associated shared parking. This parcel shall specifically allow for a convenience store with gas pumps as shown on the Site Plan.

In Parcel B and Parcel D as shown on the PUD Conceptual Site Plan, Institutional, Retail/Commercial and Office uses, as described in Sections IV. C., IV.D. and IV.E. below, shall be permitted. The Institutional, Retail/Commercial and Office uses may include uses which are integrated horizontally, and vertically, and also may include associated shared parking.

In Parcel C: IV.C, IV. D, IV.E, subject to the limitations of percentages in RPI land use.

**C. Institutional**

1. *Permitted uses and structures.*

a. Medical uses, including:

(i) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.

(ii) Hospice facilities and overnight-stay facilities for families and caregivers of patients.

b. Senior housing, including:

(i) Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.

(ii) Independent living, skilled nursing, assisted living, memory care housing for the elderly and similar uses.

(iii) Service of all alcohol for residents and guests as catered and/or provided for special events.

c. Dormitories and suite-style student housing.

d. Cafeteria, dining hall, café, food court uses (breakfast/lunch/dinner), sale and service of all alcohol for on or off premises consumption and ATM. Any and all distance limitations and prohibitions found in Part 8, Zoning Code, are waived and do not apply with regard to the distance between any and all location(s) selling and/or serving all alcohol and the location of applicable uses within this PUD.

e. Colleges and universities and similar associated uses.

f. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, meeting rooms and similar uses.

g. Structured parking.

h. Parks, playgrounds, playfields, and recreational and community structures.

i. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.I.3 below.

j. Any uses permitted within the PUD may be integrated vertically within a structure, specifically including but not limited to the vertical integration of Residential and Institutional uses.

2. *Permitted accessory uses and structures.* As accessory to the Institutional uses within this portion of the PUD, establishments for the sale of convenience goods and personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the use in which it is located and shall have no signs or other external evidence of the existence of these establishments.

3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary and Maximum height of structures.* The “Property” in “Minimum Setback from Property Boundary” refers to the boundary of the parcel where such Institutional use is located.

a. *Minimum lot width:*—None.

b. *Maximum lot coverage by all buildings:* — None.

c. *Minimum yard requirements.* The minimum yard requirements for all structures are:

- (a) Front—Zero (0) feet.
- (b) Side— Zero (0) feet.
- (c) Rear— Zero (0) feet.
- d. *Minimum Setback from Property Boundary*—Twenty (20) feet.
- e. *Maximum height of structures*— Sixty (60) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

**D. Retail/Commercial**

- 1. *Permitted uses and structures.*
  - a. Retail outlets for the sale of food and pharmacies including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement and all other similar retail uses. These uses include drive-through and drive-in facilities.
  - b. Retail outlets for the purchase, sale or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
  - c. Fruit, vegetable, poultry or fish market.
  - d. Personal service establishments such as barbers and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies and similar uses.
  - e. Establishments which include the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption or off-premises consumption or both.
  - f. Studios where art, pottery or crafts are made may include a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption.
  - g. Breweries, taprooms, wineries, wine clubs, tasting rooms and similar uses.
  - h. Convenience stores which may include the sale of petroleum, electric or natural gas and an automated car wash. Limit of one such facility in Parcel A and one such facility in Parcel D.

- i. Auto laundry.
- j. Outside sale and service of alcoholic beverages, subject to the criteria set forth herein.
- k. Restaurants with on premises consumption of all alcohol.
- l. Restaurants with the outside sale and service of food.
- m. Hotels.
- n. Indoor or outdoor retail and restaurant kiosks (static or mobile).
- o. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- p. Stand-alone walk-up or drive-up ATMs and similar uses.
- q. Private clubs, lodges, fraternities and sororities meeting the performance standards and development criteria set forth herein.
- r. Blueprinting and job printing.
- s. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters and similar uses.
- t. Express or parcel delivery offices, but not trucking distribution centers.
- u. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth herein.
- v. Off-street parking lots meeting the performance standards and development criteria set forth herein, which may include outdoor sales, entertainment and public displays.
- w. Parking decks and parking garages.
- x. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities.
- y. Child and adult day care centers meeting the performance standards set forth herein.
- z. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth herein.
- aa. Personal property storage establishments, subject to the performance standards and development criteria set forth herein.

bb. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and communication towers, subject to the performance standards set forth herein.

cc. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.

dd. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, theaters for stage performances and similar uses.

ee. Museums, art galleries, music studios and theaters for stage performances may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings and similar activities.

ff. Any uses permitted within the PUD may be integrated vertically within a structure, specifically including but not limited to the vertical integration of Residential and Retail/Commercial uses.

2. *Permissible uses by exception.*

a. Tire stores, including minor repair services such as installation, balance, rotation, etc., subject to the performance standards set forth herein and subject to the following design criteria:

(i) Sale, service, and display shall be conducted within an enclosed building, with service bays, and no more than thirty percent (30%) of the floor space shall be devoted to storage.

(ii) Service bays shall be oriented perpendicular to public streets and to any residential uses within the PUD.

(iii) Service bays shall be recessed or screened to minimize visibility from public streets.

(iv) Storefronts shall be oriented toward public streets.

b. Establishments for the service and repair of general appliances and small engines, where all activities are conducted within enclosed building space, subject to the performance standards set forth herein.

3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary and Maximum height of structures.* The “Property” in “Minimum Setback from Property Boundary” refers to the boundary of the parcel where such Retail/Commercial use is located.

a. *Minimum lot width*—None.

b. *Maximum lot coverage by all buildings*— None.

c. *Minimum yard requirements.* The minimum yard requirements for all structures are:

- (a) Front—Zero (0) feet.
- (b) Side— Zero (0) feet.
- (c) Rear— Zero (0) feet.
- (d) Ten (10) feet where adjacent to Parcel A.

d. *Maximum height of structures, except hotels—* Sixty (60) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

e. *Maximum height of hotels – Seventy-five (75) feet,* provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of seventy-five (75) feet.

**E. Office**

1. *Permitted uses and structures:*

- a. Professional and business offices.
- b. Medical uses, including:
  - (i) Medical, dental and chiropractic offices or clinics.
  - (ii) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses including 24-hour care, but not overnight lodging.
- c. Banks, savings and loans, credit unions, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- d. Mortgage brokers, stockbrokers and similar financial institutions.
- e. Public buildings and facilities.
- f. Any uses permitted within the PUD may be integrated vertically within a structure, specifically including but not limited to the vertical integration of Residential and Office uses.
- g. Radio and television broadcasting studios and offices.
- h. Essential services, including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric meeting the performance standards and development criteria set forth herein.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary and Maximum height of structures.* The “Property” in “Minimum Setback from Property Boundary” refers to the boundary of the parcel where such Office use is located.

- a. *Minimum lot width*—None.
- b. *Maximum lot coverage by all buildings*—Seventy percent (70%).
- c. *Minimum yard requirements*. The minimum yard requirements for all structures are:
  - (a) Front— Zero (0) feet.
  - (b) Side— Zero (0) feet.
  - (c) Rear— Zero (0) feet.
  - (d) Ten (10) feet where adjacent to Parcel A.
- d. *Maximum height of structures*. Seventy-five (75) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of seventy-five (75) feet.

**F. Alcohol Distance Limitations.**

For permitted uses within the PUD, any and all distance limitations and prohibitions found in Part 8, Zoning Code are waived and do not apply with regard to the distance between any and all location(s) selling and/or serving all alcohol and the location of applicable uses within this PUD.

**G. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and such uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

**H. Additional Performance Standards**

Additional performance standards for those uses identified shall be as follows:



1. Child or day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.

2. Communication towers shall be permitted subject to the requirements relating to the location and maximum height of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code, notwithstanding height limitations stated herein.

3. Essential services including central water systems, sewerage systems, utility lines and easements shall be provided in accordance with the appropriate sections of the City of Jacksonville Ordinance Code.

4. Home occupations shall be permitted subject to Section 656.401(n)(1), (2), and (4), Zoning Code.

5. Off-street parking lots shall be permitted subject to the following conditions:

a. There shall be no storage, sales or service activity of any kind on these lots.

b. Vehicles parked on the lot shall be limited to automobiles for employee and customer parking.

6. The outside sale and service of alcoholic beverages in conjunction with a restaurant shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater than the inside area for sale and service.

7. Outside retail sale of holiday items, including fireworks, shall be permitted subject to the following conditions:

a. The holiday items sold shall be limited to those items which are related to the holiday immediately upcoming at the end of the applicable 30-day period. For example, prior to New Year's Day and the Fourth of July - legal fireworks; prior to Christmas - Christmas trees and ornaments; prior to Halloween - costumes and decorations related to Halloween. Whether an item is related to the upcoming holiday shall be determined by the Director of the Planning and Development Department or the Director's designee.

b. There shall be adequate parking sufficient to accommodate the additional temporary retail sales without reducing the number of available parking spaces required by the Zoning Code in connection with the other principal use(s), unless, in the opinion of the Planning and Development Department, adequate parking is otherwise available.

c. There shall be adequate access to the site from the right-of-way, such that the temporary outside retail sales will not result in undue traffic congestion. The site plan for the site shall be submitted to the City Traffic Engineer for review and approval to ensure that access to the site from the right-of-way will not result in undue traffic congestion, prior to the issuance of the permit by the Chief of the Building Inspection Division.

d. Outside retail sales of holiday items shall occur only by permit issued by the Chief of the Building Inspection Division.

8. Private clubs, conference centers and meeting facilities shall be permitted subject to the condition that any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.

9. Schools shall be permitted subject to the condition that lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on any adjacent residential property, subject to the review and approval of the Planning and Development Department.

10. Veterinarians, animal hospitals and associated animal boarding kennels shall be permitted subject to the following conditions:

a. Buildings which are used for animal boarding shall be completely soundproofed.

b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.

11. Personal Property Storage will be allowed on minimum lot size of not less than 1.5 acres and the minimum parking spaces required are .24 per 1000 square feet. Otherwise, use is subject to the remaining conditions of 656.401(q).

12. Service garages for minor automotive repairs shall be subject to the buffer requirements set forth in Section 656.1216 of the Zoning Code where the use is located immediately adjacent to a Residential use on Parcel B.

13. Establishments for the service and repair of general appliances and small engines shall be subject to the buffer requirements set forth in Section 656.1216 of the Zoning Code where the use is located immediately adjacent to Residential use on Parcel B.

**I. Height Limitations**

Decorative rooftop structures including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided as shown on the PUD Conceptual Site Plan via Hodges Boulevard and Glen Kernan Parkway. The locations and design of the access points, turn/deceleration lanes and internal driveways as shown on the PUD Conceptual Site Plan may vary prior to development; provided, however, that the final design of the access point(s),

potential connections and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department.

**B. Recreation/Open Space**

Active recreation will be provided with amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

**C. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

1. *Buffers*

The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Except as specifically required herein (minor automotive repair) and (general appliance and small engine repair), due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

2. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth is added to the width of the landscape buffer.

**D. Signage**

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional and vehicular control signage will be provided for all common areas and road rights-of-way. The PUD identity, multiple uses, owners and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the

project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners and or tenants, the signs may include the overall PUD identity.

1. Project Identity Monument Sign on Hodges Boulevard.

A maximum of one (1) project identity monument signs will be permitted along Hodges Boulevard for the PUD project and/or uses, owners and tenants within the PUD. This sign may be two sided, externally or internally illuminated and may be located within the median of the internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

2. Retail/Institutional/Office Parcels: Identity Monument Signs.

Identity monument signs are permitted for all parcels. Each parcel shall be permitted one (1) externally or internally illuminated identity monument sign with one or two sides. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign.

These monument signs will not exceed ten (10) feet in height and fifty (50) square feet (each side) in area.

3. Directional Signage on Hodges Boulevard.

A maximum of two (2) directional signs for Parcels A, B and D will be permitted along Hodges Boulevard for the PUD project and/or uses, owners and tenants within the PUD. These signs may be two sided and externally or internally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared sign.

These directional signs will not exceed four (4) feet in height and twelve (12) square feet (each side) in area.

4. Other Signs.

Wall signs and awning signs are permitted. Wall and awning signage visible from public rights-of-way will be permitted for each residential use, non-residential use and for each non-residential tenant within a multi-tenant building. Cumulatively, both wall and awning signage will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from public rights-of-way. Wall signage for residential uses shall be limited to one wall sign for each building face oriented toward a public street. Wall and awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed to be interior signs and the size is unlimited.

Projecting signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way to

which side the projecting sign is attached. The ten (10) percent shall be measured cumulatively with any wall and awning signs on the same side of the building.

Under canopy signs are permitted. One (1) under-the-canopy sign per occupancy is permitted, not exceeding a maximum of ten (10) square feet in area per side.

Internal directional signs indicating major buildings, major tenants, common areas and various building entries will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of eight (8) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Changing message devices are permitted for non-residential uses subject to the provisions of Section 656.1302, Zoning Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning and under-the-canopy signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words or numbers on the sign.

Temporary banner signs will be permitted not to exceed twenty-five (25) square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festive banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to “Now Opening” or “Hiring Soon” banners) may be displayed for a maximum of thirty (30) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Banner signs do not count toward the overall maximum sign face allowable for monument signs.

5. General Provisions Governing All Monument Signage

a. All monument signs on the same lot must be a minimum of one-hundred (100) feet apart; provided, however, that this minimum distance shall not apply to the distance between a sign for residential use and a sign for non-residential use.

b. As a part of verification of substantial compliance with this PUD, prior to commencement of each use which proposes a monument sign, the applicant for that use shall submit a plan showing the location, height, size and design of the proposed monument sign to the Planning and Development Department for its review and approval for consistency with this PUD.

E. Architectural Guidelines.

Buildings, structures and signage shall be architecturally compatible with those in other uses within the PUD.

**F. Construction offices/model units/real estate rental or sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit” or “phase” until that lot, “unit” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**G. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

**H. Parking and Loading Requirements**

Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Parking shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute--ULI):  
  
Retail/Commercial and Restaurants: 4 spaces per 1,000 s.f. GLA  
  
Office: 3 spaces per 1,000 s.f. GLA  
  
Movie Theatre: 1 space per 6 seats  
  
Hotel: 1 space per room
2. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue.
3. For individual lots within the Retail/Office parcels, which may own their sites in fee simple, required off-street parking may be provided “off-site” within the Retail/Office parcels and may be shared with other uses, so long as all of the uses within the Retail/Office parcels, in their entirety, provide sufficient off-street parking for all proposed uses therein.
4. For dormitories and suite-style student housing, parking shall be provided at a minimum ratio of one (1) space for each two (2) beds and shall be provided in either garages, driveways or common parking.
5. For senior housing uses listed, parking shall be provided at a minimum

ratio of one (1) space for every four (4) beds plus one (1) space for each employee or resident manager and shall be provided in either garages, driveways or common parking.

6. Valet parking is permitted to satisfy parking requirements when provided within 1,000 feet of the business(es) being served.

7. There shall be no limit or maximum number of parking spaces for any use within the PUD.

8. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD, subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.

9. Shared parking is permitted to satisfy parking required for multiple uses, subject to the review and approval of the Planning and Development Department.

10. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, a study of proposed parking for a mix of identified uses may be submitted to the Planning and Development Department, subject to its review and approval, demonstrating that the total parking requirements for such uses may be reduced as part of the verification process to not less than eighty (80) percent of the sum of the amount required for each separate identified use.

**I. Lighting**

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

**J. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**K. Utilities**

The Property is served by JEA.

**L. Silviculture**

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

**VI. JUSTIFICATION FOR THE PUD REZONING**

The PUD proposes the concept of a carefully planned mixed-use and interconnected development scaled for and complimentary to the pedestrian. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Pedestrian-friendly environment;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

Additionally, considering the urban nature of this site, the mixed-use nature of the proposed development, the configuration and orientation of the proposed development, the maximum heights provided herein and other factors.

## **VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it includes limitations on uses to ensure compliance with the CGC land use category; it provides for maximum densities/intensities; it limits certain uses to certain parcels; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements and maximum height of structures which are unique to the urban design and character of this PUD and, therefore, vary from the otherwise applicable Zoning Code provisions; it waives the distance limitations contained in Part 8, Zoning Code for certain uses; it consolidates under Retail/Commercial and Office uses office, medical, retail and other commercial uses which are otherwise set forth in multiple, different zoning districts; it includes variations to the accessory use and performance standards provisions which are consistent with the urban, mixed-use design of this PUD; it includes variations from the landscaping provisions consistent with the urban design of this PUD; it provides for use-specific signage tailored to the frontage on Hodges Boulevard; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, shared parking and other features of a planned multi-use development.

Any deviation or waiver of Zoning Code requirements proposed in an application, including any applicable zoning overlay, and any subdivision regulations, design standards or other requirements shall be identified in a separate enumerated section of the written description with an explanation given as to why each deviation or waiver is necessary. Failure of the applicant to disclose any deviations or waivers requested in this manner shall mean that the normal applicable Zoning Code provisions, zoning overlay, subdivision regulations, design standards or other requirements shall apply, unless otherwise shown on the site plan.

## **VIII. PERMISSIBLE USES BY EXCEPTION**



Service garages for minor repair of automobiles and establishments for the service and repair of general appliances and small engines are permitted by exception as described in IV.D.2. above.

## **IX. PUD REVIEW CRITERIA**

**A. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System regulations. By a separate executed document and concurrently with the enactment into law of the zoning legislation sought herein, the Glen Kernan VPAC #4156 will be modified to spread the concurrency credits now in said Glen Kernan VPAC #4156 to the entire gross acreage contained in the PUD that is created by this legislation.

**B. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**C. Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

**D. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

**E. Maintenance of Common Areas and Infrastructure:** All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**F. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Zoning Code

**G. Impact on Wetlands:** Although none is anticipated, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements, as applicable.

**H. Listed Species Regulations:** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

**I. Parking Including Loading and Unloading Areas:** The PUD provides ample off-street parking.

**J. Sidewalks, Trails, and Bikeways:** The PUD will provide for pedestrian and bicycle connectivity and recreational trails consistent with the City of Jacksonville Ordinance Code and the 2030 Comprehensive Plan.